LOT 197
IN OR 1553/1079
HICKORY VILLAGE #4 PB 7/122

ROBLES-REYES REMIGIO/ROBLES WALDEMAR
86048 MAPLE LEAF PLACE
YULEE, FL 32097

2026

42-2N-27-435H-0197-0000

BUILDING CHARACTERISTICS

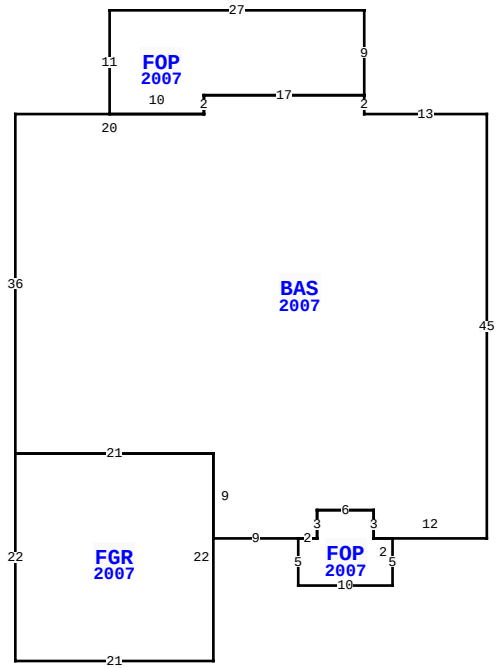
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,077	100	2007	2,077	215,044
FGR	462	55	2007	254	26,298
FOP	68	30	2007	20	2,071
FOP	263	30	2007	79	8,179
TOTALS	2,870			2,430	251,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,430	107.9421	113.34	275,416	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 0% - 0 Heated Area: 2077 HX Base Yr



BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

86048 MAPLE LEAF PL, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	251,593
TOTAL MARKET OB/XF VALUE	3,115
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	314,708
SOH/AGL Deduction	0
ASSESSED VALUE	314,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,708
TOTAL JUST VALUE	314,708
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19761	ELEC OTHER	2,000	08/01/2007
M13138	MECH OTHER	0	07/01/2007
P12316	OTHER	0	04/01/2007
C17449	CO ISSUED	0	03/01/2006
B17449	NEW CONSTR	153,572	03/01/2006
R09097	REPAIR/RRF	3,500	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/1079	3/03/2008	WD	Q	I		227,000
GRANTOR: COPPENBARGER HOMES						
GRANTEE: ROBLES-REYES REMIGI						
1341/1627	8/15/2005	WD	U	V	19	2,400,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13 N2 FOP=[YR=2007] N9 W27 S11 E10 N2 E17$ W17 S2 W20 S36 FGR=[YR=2007] S22 E21 N22 W21$ E21 S9 E9 FOP=[YR=2007] S5 E10 N5 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E12 N45$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS